



49 High Street, Hythe, Kent CT21 5AD

**NO ONWARD CHAIN**



**GROUND FLOOR FLAT,  
25 ST LEONARDS ROAD, HYTHE**

**£310,000 Leasehold**  
**To include a share in the Freehold**

A ground floor flat in a sought after location, close to the beach and the High Street. Recently refurbished to a high standard and comprising a sitting room, fitted kitchen, two bedrooms and a bathroom. Front & rear gardens, large garage/workshop and off-road parking space. EPC D.



**Ground Floor Flat  
25 St Leonards Road  
Hythe  
CT21 6EN**

**Entrance Hall, Sitting Room, Fitted Kitchen,  
Two Bedrooms, Bathroom,  
Gardens to Front & Rear,  
Large Garage/Workshop, Off-Road Parking**

**DESCRIPTION**

This attractive ground-floor flat is set within a handsome building on a highly desirable road. Recently refurbished throughout, the property offers beautifully presented and well-appointed accommodation.

The accommodation includes an entrance hall, a bright and spacious sitting room, a contemporary fitted kitchen with integrated appliances and direct access to the garden, two bedrooms (one of which features doors opening onto the garden), and a modern bathroom.

A standout feature of the property is its private garden, complemented by a substantial garage/workshop and the added benefit of off-road parking.

**SITUATION**

St Leonards Road is a particularly sought after residential location, on level ground, to the south of the Royal Military Canal, moments from the seafront (where one can dine alfresco at The Lazy Shack on Fisherman s Beach or in style at The Waterfront Restaurant) and a short, level walk from the busy High Street with its range of independent shops, boutiques, cafes and restaurants. The town also benefits from having 4 supermarkets (including Waitrose, Aldi and Sainsburys), There is a selection of sports and leisure facilities in the vicinity, including tennis, bowls, water sports, cricket, bowls and squash clubs etc. as well as The Hotel Imperial Leisure Complex and two golf courses. The property is also a short walk from Hythe Bay Primary School with other educational facilities nearby and boy s and girl s grammar schools in Folkestone. The larger town of Folkestone is 5 miles and the Cathedral City of Canterbury 15 miles.

The area is convenient for communication to London and the Continent with the M20 motorway (Junction 11) 2½ miles distant, the Channel Tunnel Terminal 3 miles and a mainline railway station at Saltwood just over 2 miles away. High Speed trains to London St Pancras are available from both Ashford (10 miles) and Folkestone (Central and West). (All distances are approximate.)



The accommodation comprises:

Timber panelled and glazed door with fan light over opening to:

#### **ENTRANCE VESTIBULE**

Timber panelled and glazed door with fanlight over to:

#### **COMMUNAL ENTRANCE HALL**

Door to:

#### **ENTRANCE HALL**

Access to understairs cupboard, timber effect flooring, doors to:

#### **SITTING ROOM**

Deep bay window to front with sash windows (fitted with secondary glazing), picture rail, coved ceiling, central ceiling rose, radiator, timber effect flooring.

#### **KITCHEN**

Well fitted with a range of base cupboard and drawer units incorporating integrated Bosch washing machine, Bosch tumble dryer & Bosch dishwasher, square edged wood block surfaces inset with ceramic sink and drainer unit with mixer tap, Bosch induction hob with Bosch extractor hood above, tiled splashbacks, coordinating wall cupboards (one housing the Vaillant gas boiler), further bank of full height coordinating cupboards incorporating integrated eyelevel Bosch oven and integrated fridge and freezer, recessed lighting, timber effect flooring, radiator, double glazed door with double glazed window to side, giving access to the rear garden.

#### **BEDROOM**

Double glazed window to side, timber effect flooring, pair of double glazed casement doors giving access to the rear garden.

#### **BEDROOM**

Double glazed window to side, timber effect flooring, radiator.

#### **BATHROOM**

P ended shower bath with mixer tap and thermostatically controlled shower over and separate handheld attachment, glazed shower screen, low-level WC with concealed cistern, wall hung wash basin with mixer tap, tiled wall, tiled floor, shaver point, recessed lighting, extractor fan, heated ladder rack towel rail.

#### **OUTSIDE**

#### **REAR GARDEN**

Directly to the rear of the property is a generous paved terrace leading to an expanse of lawn. To the far end of the garden access can be gained to the detached timber garage/workshop.

#### **GARAGE/WORKSHOP**

Timber framed, pair of doors to front and personal door to rear, roof lights, power and light. Off-road parking space to front.

#### **EPC Rating D**

#### **COUNCIL TAX**

Band B approx. £1949.68 (2026/27)  
Folkestone & Hythe District Council.

#### **VIEWING**

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**

Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.







## Flat 1, 25 St. Leonard's Road, Hythe

Approximate Gross Internal Area :-  
Ground Floor :- 63.64 sq m / 685 sq ft  
Garage :- 20.16 sq m / 217 sq ft  
Total :- 83.80 sq m / 902 sq ft

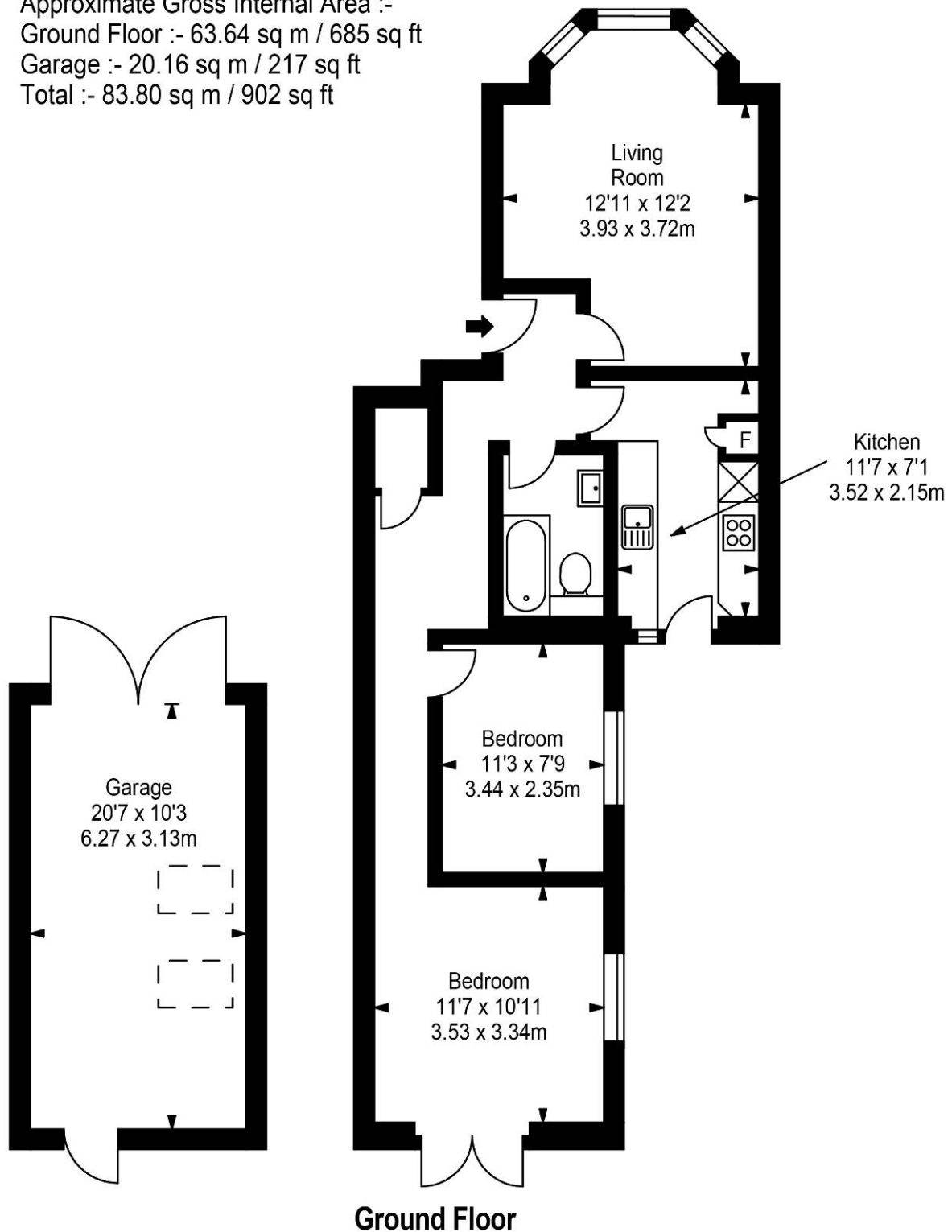


Illustration for identification purposes only, measurements are approximate, not to scale.  
floor plan by: [www.creativeplanettk.com](http://www.creativeplanettk.com)